039.0	0003	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	651,500 / 651,500
					USE VALUE:	651,500 / 651,500
					ASSESSED:	651,500 / 651,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		UNIVERSITY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FARLEY MICHELE &
Owner 2:	FEDERSCHNEIDER ADAM J
Owner 3:	
Street 1:	14 UNIVERSITY ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MC DERMOTT ELEANOR S -
Owner 2:	TRS/14 UNIVERSITY RD TRUST -
Street 1:	14 UNIVERSITY ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,480 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1952, having primarily Vinyl Exterior and 1920 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6480.000	253,900	4,400	393,200	651,500
Total Card	0.149	253,900	4,400	393,200	651,500
Total Parcel	0.149	253,900	4,400	393,200	651,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 339.32 | /Parcel: 339.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 25797
GIS Ref:
GIS Ref:
Insp Date: 10/31/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 039.0-0003-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	211,800	4400	6,480.	393,200	609,400	609,400	Year End Roll	12/18/2019
2019	101	FV	190,800	4500	6,480.	356,400	551,700	551,700	Year End Roll	1/3/2019
2018	101	FV	190,800	4500	6,480.	337,900	533,200	533,200	Year End Roll	12/20/2017
2017	101	FV	190,800	4500	6,480.	294,900	490,200	490,200	Year End Roll	1/3/2017
2016	101	FV	190,800	4500	6,480.	251,900	447,200	447,200	Year End	1/4/2016
2015	101	FV	178,200	4500	6,480.	233,500	416,200	416,200	Year End Roll	12/11/2014
2014	101	FV	178,200	4500	6,480.	193,500	376,200	376,200	Year End Roll	12/16/2013
2013	101	FV	178,200	4500	6,480.	184,300	367,000	367,000		12/13/2012

!3200!

PRINT

Date	Time
12/10/20	18:30:32

LAST REV

Date	Time
08/03/20	11:31:14

danam

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 3200

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MC DERMOTT ELEA	68400-185		11/14/2016		575,000	No	No		Eleanor McDermott d.o.d. 6/7/2016 bk 68400 pg
MC DERMOTT ELEA	45987-533		8/30/2005	Family	10	No	No		
MC DERMOTT THOM	35398-4		5/2/2002	Family	1	No	No		
	20063-551		9/1/1989		185,000	No	No		Y

USER DEFINED

Prior Id # 1:	25797
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/2/2019	1174	Dormers	98,000	O				

ACTIVITY INFORMATION

Date	Result	By	Name
10/31/2018	MEAS&NOTICE	HS	Hanne S
4/6/2017	SQ Returned	MM	Mary M
3/24/2009	Meas/Inspect	189	PATRIOT
3/20/2000	Inspected	270	PATRIOT
3/1/2000	Measured	197	PATRIOT
8/21/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6480		Sq. Ft.	Site		0	64.	0.95	3									393,217						393,200	

Total AC/HA: 0.14876 | Total SF/SM: 6480 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 393,217 | Spl Credit | Total: 393,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.33359373
Const Adj.:	0.99989998
Adj $ / SQ:	140.013
Other Features:	87174
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	344978
Depreciation:	91074
Depreciated Total:	253904

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

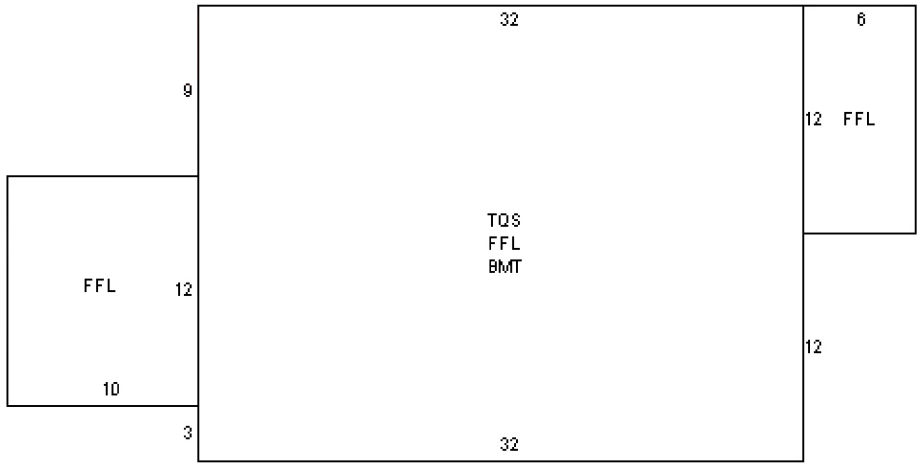
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	140.01
Special Features:	0	Val/Su Net:	110.20
Final Total:	253900	Val/Su SzAd	165.30

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	960	140.010	134,413
BMT	Basement	768	55.660	42,743
TQS	3/4 Story	576	140.010	80,648

Net Sketched Area:	2,304		Total:	257,804	
Size Ad	1536	Gross Are	2496	FinArea	1920

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 039.0-0003-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	14X20	A	AV	1952	23.93	T	40	101			4,000			4,000
19	Patio	D	Y	1	12X18	F	FR	1960	3.59	T	51	101			400			400

More:	N	Total Yard Items:	4,400	Total Special Featues:		Total:	4,400